

**Downtown Revitalization Committee**  
**Meeting Minutes**

Monday, February 14, 2011

5:30 p.m.

Newington Town Hall

- I. **Roll Call:** Chairman McBride, Mr. Banach, Mrs. Cohen, Mr. Lenares, Mr. Marocchini and Mr. Shields.

**Others Present:** Town Engineer, Anthony Ferraro; Town Planner, Ed Meehan; Engineer Consultant Gary Fontanella.

II. **Minutes**

December 20, 2010 – Mr. Banach requested clarification on the chairing of the meeting when the Chairman is absent. Specifically Mr. Banach questioned why Mr. Lenares convened the December 20, 2010 meeting in the absence of Mr. McBride. Chairman McBride stated because of his attendance at a wake, he requested Mr. Lenares to start the meeting as he would be a few minutes late. Mrs. Cohen moved that the minutes be accepted as clarified, seconded by Mr. Marocchini and approved.

III. **Public Participation**

NONE

IV. **Market Square Streetscape Project**

Town Engineer Ferraro requested Gary Fontanella to show the Committee the revised cost estimates and plans, dated February 10, 2011.

Mr. Fontanella summarized the status of the contract documents and preliminary cross sections. The cross sections are important because the wider 3 feet sidewalks must work with the Market Square street grades.

The plan presented show areas beyond street line, private property that is being designed for improvements. Several of these areas go to the face of the building and a few are only 1 foot wide to match grades. Also shown are entry sidewalks to businesses.

The cost estimates (attached) on pages 3 of 3 summarize the probable cost estimate at \$1,350,000. (2-10-11)

Mr. Fontanella explained that separate estimates for off-site improvements on private property are included in the probable cost. The sidewalk entry pavers add \$13,000 additional cost.

Adjustment of the bid to reduce lighting at \$8,000 each, total cost estimate \$260,000 for 36 decorative lights could be reduced. The cobra head street lighting (CL&P) will remain.

The bid strategy that the Committee agreed to is to prepare a base bid with bid alternatives. Mr. Fontanella pointed out that the wider sidewalk will impact the 6 inch curb reveal. The cross sections are very important to determine the drainage from the face of building to curb. In many

areas extending the project improvements to the building will facilitate grading for proper drainage flow to the curb. A 2 percent cross slope is desirable. In Mr. Fontanella's opinion, the best design would be to carry the improvements and grade adjustment to the face of buildings.

Mr. Ferraro stated that the way to construct the improvements is to get temporary construction easements from the property owners.

The phasing of the project was discussed and the consensus of the Committee was to bid the entire project at once with bid alternates and avoid as much disruption of business as possible.

A decision needs to be made how off-site improvements on private property will be paid for. Chairman McBride noted that there are design options for off-site improvements such as using all concrete instead of brick pavers.

Chairman McBride requested Town staff to contact property owners and discuss design options for their property and their probable cost if they paid for the work. Chairman McBride felt that the Town should initiate a dialogue with each property owner where off-site improvements might be beneficial to both the businesses and Town to construct a complete project uniform in design quality with functional drainage.

Mr. Lenares pointed out that the costly alternative of constructing storm drainage might be more expensive than the Town paying for improvements to the face of buildings.

The Committee set a special meeting date for February 28, 2011. Milone & MacBroom will revise cost estimates and project plans to reflect tonight's discussion.

The next regular meeting March 21, 2011 will be changed to a special meeting Wednesday, March 23, 2011 because of the Town Council's obligation for budget review meetings. Both meetings will be at 5:30 p.m.

**V. Public Participation**

Rose Lyons complimented the Committee for its effort to control project costs and supported paying off-site improvements on private property using less concrete instead of pavers.

**VI. Adjournment**

The Committee adjourned at 7:15 p.m.

Submitted,

Edmund J. Meehan  
Town Planner

Town Clerk  
Town Website